



11 Lightley Close

CW11 4QE

Offers In The Region Of £220,000



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STEPHENSON BROWNE

Ideal first time purchase! A wonderful semi-detached home, tucked away in a quiet spot on the Lightley Close cul-de-sac, perfect for direct access into Sandbach town, walking distance to the local high schools and close to commuting links.

Opening with a brand new composite front door that accesses a separate entrance hallway with stairs to the first floor and access into the principal rooms. Well appointed front aspect living room with UPVC bay window fronting. Fully open plan kitchen diner on the rear aspect, French doors leading directly out onto the garden patio, complete with a range of wall and base units with work surfaces over. Separate utility area with further access onto the garden and a downstairs WC.

Three well sized bedrooms to the first floor, two of which are well sized doubles with the secondary bedroom on the front aspect presently utilised as a dressing room. Three piece modern fitted family bathroom with shower over the bath.

Externally, the home is fronted by paved driveway parking for two vehicles. Generous rear garden, laid mostly to patio paving with a centrally located lawn, gated side access.

Great for first time buyers and those looking to downsize.



Entrance Hallway

11'0" x 6'6"

Living Room

12'10" x 10'4"

Kitchen Diner

19'10" x 11'11"

Utility Room

7'1" x 4'10"

Downstairs WC

6'4" x 4'10"

Landing

9'10" x 7'11"

Bedroom One

11'11" x 11'6"

Bedroom Two

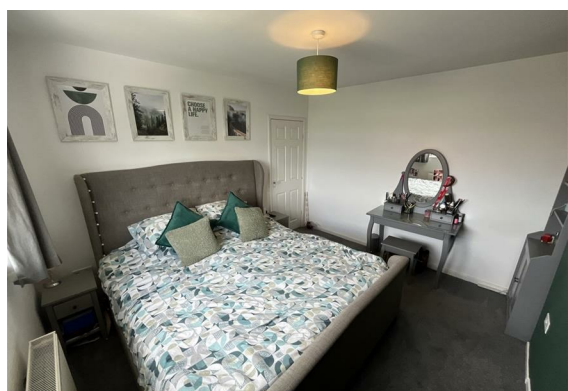
11'7" x 10'5"

Bedroom Three

9'8" x 6'10"

Bathroom

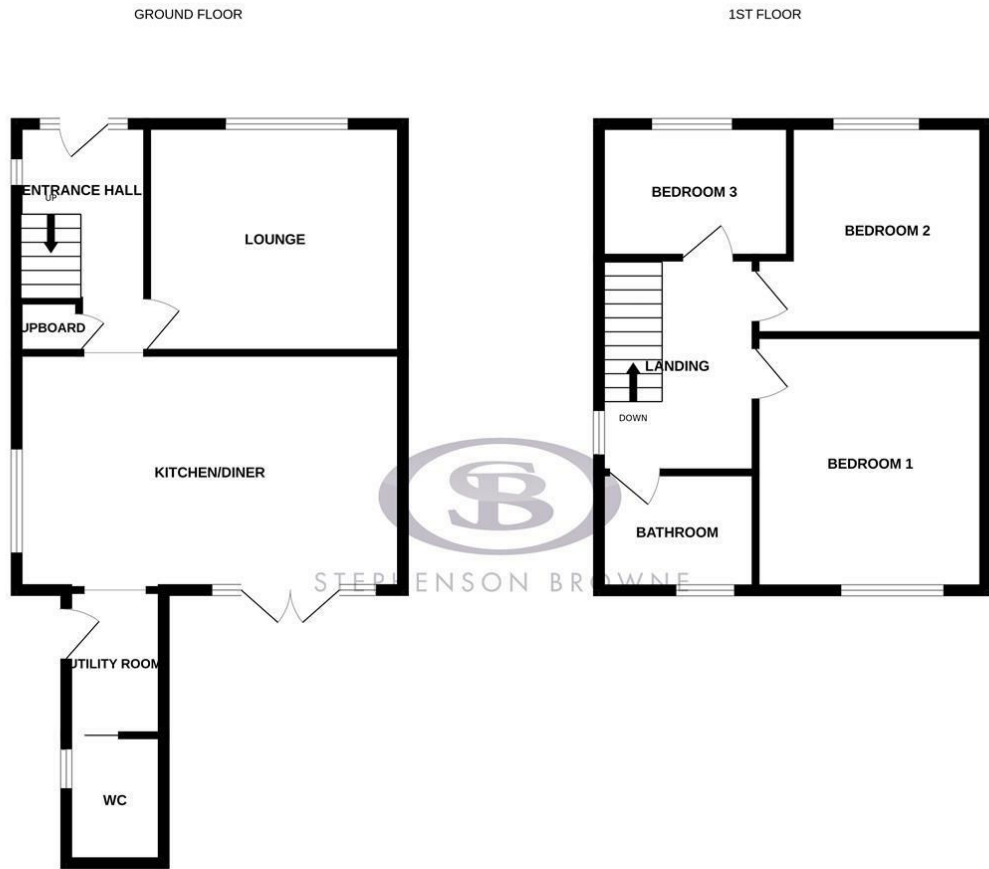
7'10" x 5'4"



- Semi-Detached House
- Three Bedrooms
- Front Aspect Lounge
- Generous Open Plan Kitchen Diner
- Separate Utility Room
- Downstairs WC
- Three Piece Family Bathroom
- Driveway Parking
- Enclosed Private Rear Garden
- Cul-De-Sac Location



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our Sandbach office if you wish to arrange a viewing appointment or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		66	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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